



4A EDC/ MCP18 LLC Land Exchange

PRESENTED TO THE BURLESON CITY COUNCIL – SEPTEMBER 21, 2026

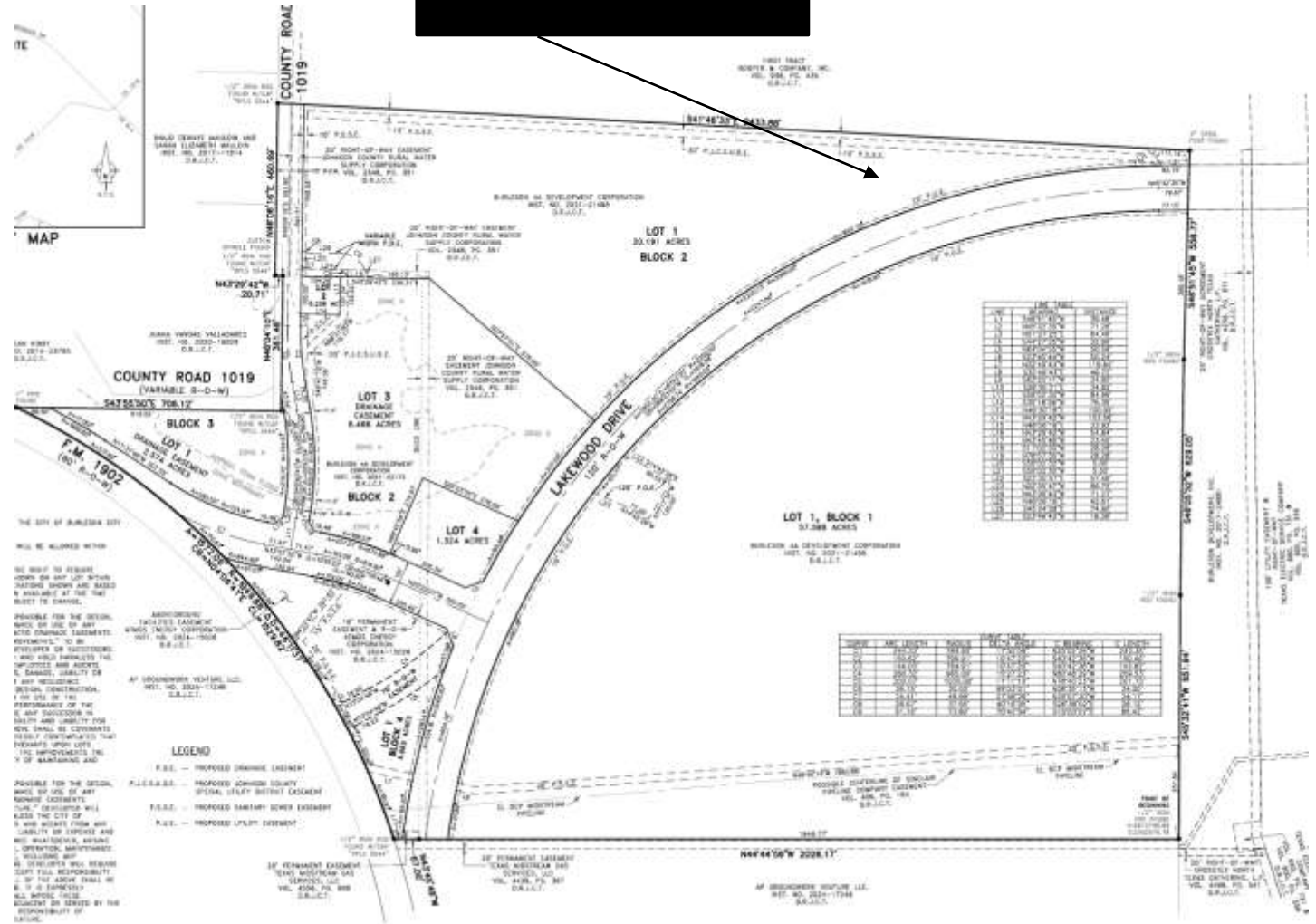
TONY D. MCILWAIN, AICP, CFM, DEVELOPMENT SERVICES DIRECTOR

4A EDC/ MCP18 LLC Land Exchange

- RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park.
- The Burleson 4A Economic Development Corporation approved a resolution authorizing the submittal of a zoning application involving 4.106 acres of land in association with MCP18 LLC on June 15, 2026. Council subsequently ratified the EDC's action. City Council approved the zoning change on August 17th. This action represents the last step in the process.
- The Developers are proposing a land exchange involving the EDC tract and the 4.267-acre piece of property owned by MPC18 LLC. The 4.106-acre parcel provides the necessary road frontage access for development along Lakewood Drive. The City would receive additional land abutting Hooper Business Park, with roadway frontage along CR 1019.

Lot 1, Block 2 Hooper Business Park plat

Subject Portion of
Tract



4A EDC Tract



EXHIBIT "A"
LEGAL DESCRIPTION FOR
TRACT 3
PROPOSED ZONING - "MF-2"

All that certain lot, tract, or parcel of land, situated in a portion of the Dennis Dykes Survey, Abstract No. 229 and the Martha A. Huff Survey, Abstract No. 353, City of Burleson, Johnson County, Texas, being part of Lot 1, Block 2 of the Hooper Business Park recorded in Instrument No. 2025-174 of the Plat Records of Johnson County, Texas (PRJCT) and being more completely described as follows, to-wit:

BEGINNING at a steel fence post found for the East corner of said Hooper Business Park, the North corner of a called 62.131 acre tract described in a deed to Burleson Development, Inc., recorded in Instrument No. 2017-24891 (DRJCT), and being the the Southwest line of a called 127.399 acre tract described in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 (DRJCT);

THENCE South 46 deg. 51 min. 45 sec. West departing said southwest line, continue along the Southeast line of said Hooper Business Park and the Northwest line of said 62.131 acre tract, a distance of 39.48 feet to the most easterly Southeast corner of Lot 1, Block 2, and the North right-of-way line of Lakewood Drive of said Hooper Business Park;

THENCE North 45 deg. 32 min. 35 sec. West departing said Southeast and Northwest lines continue along the Southwest line of said Lot 1 and said North right-of-way line, a distance of 82.19 feet to a Point of Curvature of a tangent circular curve to the left, having a radius of 2,060.00 feet, a central angle of 28 deg. 32 min. 13 sec., and being subtended by a chord which bears North 59 deg. 48 min. 41 sec. West - 1,015.44 feet;

THENCE in a northwesterly direction along said Southwest line, North right-of-way line, and curve to the left, an arc distance of 1,026.01 feet;

THENCE North 15 deg. 51 min. 29 sec. East non-tangent to said curve and departing said Southwest line and North right-of-way line, a distance of 147.52 feet;

THENCE North 48 deg. 13 min. 27 sec. East, a distance of 234.67 feet to a point in the Northeast line of said Hooper Business Park and the Southwest line of said 127.399 acre tract;

THENCE South 41 deg. 46 min. 33 sec. East along said Northeast and Southwest lines, a distance of 1,125.59 feet to the **POINT OF BEGINNING**, containing 178,844 square feet or 4.106 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



W28/2026

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2040.03	1326.01	28°50'13"	E89°48'41"W	1075.544

LINE TABLE

LINE #	BEARING	DISTANCE
L14	S46°51'45"W	39.48'
L15	N45°32'35"W	82.19'
L16	N15°51'29"E	147.52'
L17	N48°13'27"E	234.67'

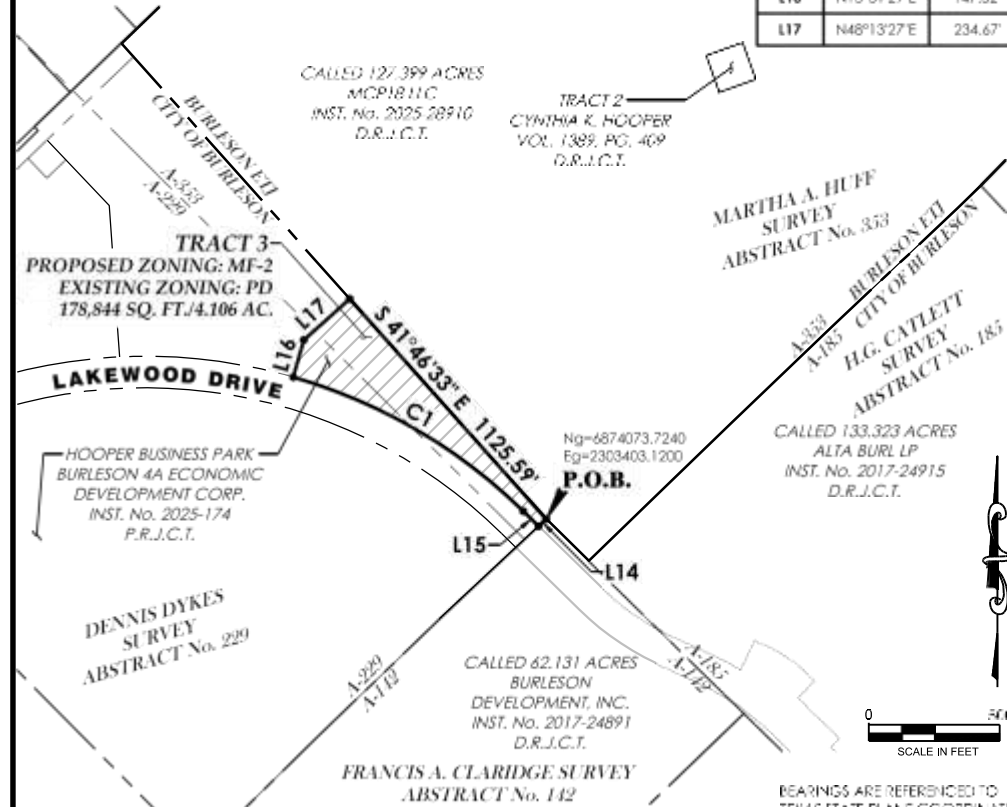


EXHIBIT "A" MAP SHOWING
PROPOSED ZONING MF-2 EXHIBIT,
SITUATED IN A PORTION OF THE
DENNIS DYKES SURVEY, ABSTRACT NO. 229 &
MARTHA A. HUFF SURVEY, ABSTRACT NO. 353
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATES,
NORTH CENTRAL ZONE
NAD83(2011), U.S. SURVEY FEET, AS
DERIVED FROM GPS/OPUS
OBSERVATIONS.



Job No.	10745	Scale	1"=500'	Sheet	1
Drafted	T.A.D.	Checked	J.N.R.		
Surveyed on the Ground	08/29/2025				
Drawn	J.N.R.	Reviewed	J.N.R.		
Field	J.N.R.	Field	J.N.R.		



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MCP18 LLC Tract

LEGAL DESCRIPTION FOR MCP18 LLC SWAP LAND



All that certain lot, tract, or parcel of land, situated in a portion of the J. G. Reavis Survey, Abstract No. 726, and the Martha A. Huff Survey, Abstract No. 353, Johnson County, Texas, being part of that certain called 127.399 acre tract described as Tract 1 in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" rebar capped found stamped "RPLS 5544" for the West corner of said 127.399 acre tract, the North corner of the Hooper Business Park recorded in Instrument No. 2025-174 of the Plat Records of Johnson County, Texas (PRJCT), being in the Southeast line of a called 5.00 acre tract as described in a deed to Donald Dewaye Mauldin & Sarah Elizabeth Mauldin recorded in Instrument No. 2017-11914 (DRJCT), and being in the North right-of-way line of County Road 1019 (variable width right-of-way);

THENCE North 46 deg. 02 min. 41 sec. East along said Southeast line and North right-of-way line, at 80.23 feet pass a 1/2" rebar found for the Southeast corner said 5.00 acre tract and the Southwest corner of a called 12.0 acre tract as described in a deed to Jeffrey Alan Grove and Lora Jean Grove recorded in Volume 1705, Page 500 (DRJCT), continue along said North right-of-way line and the Southeast line of said 12.0 acre tract a total distance of 141.85 feet, from which a 5/8" rebar found for the most westerly Northwest corner of said 127.399 acre tract bears North 46 deg. 02 min. 41 sec. East - 1,279.92 feet;

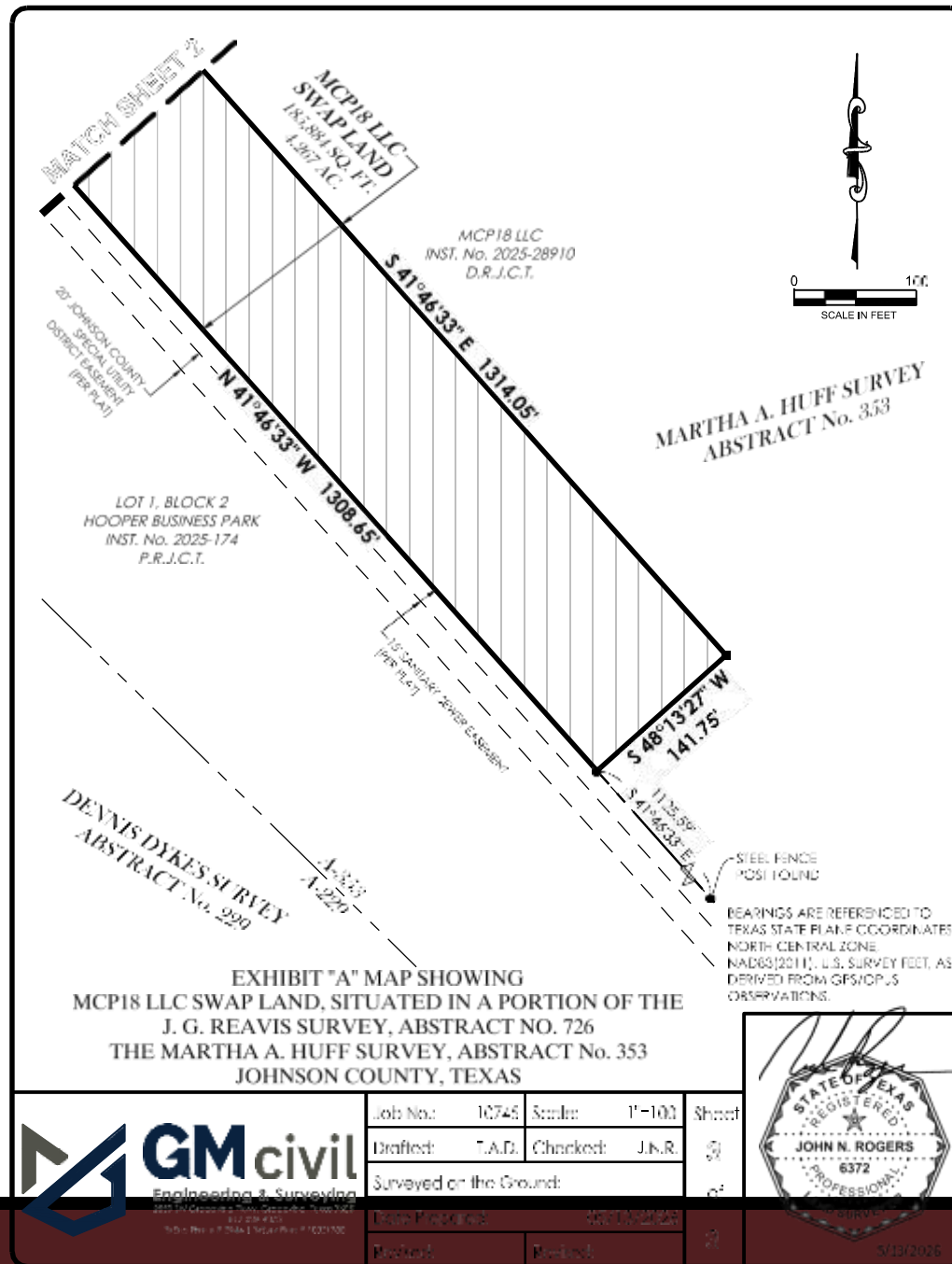
THENCE South 41 deg. 46 min. 33 sec. East departing said Southeast line and North right-of-way line, a distance of 1,314.05 feet;

THENCE South 48 deg. 13 min. 27 sec. West, a distance of 141.75 feet to the Southwest line of said 127.399 acre tract and the Northeast line of said Hooper Business Park, from which a steel post found for a corner in the Southwest line of said 127.399 acre tract and the East corner of said Hooper Business Park bears South 41 deg. 46 min. 33 sec. East - 1,125.59 feet;

THENCE North 41 deg. 46 min. 33 sec. West along said Northeast and Southwest lines, a distance of 1,308.65 feet to the **POINT OF BEGINNING**, containing 185,884 square feet or 4.267 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.





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Recommendation

- Staff recommends approval of a minute order ratifying the Burleson 4A Economic Development Corporation's approval of a resolution authorizing the land exchange.

Questions / Comments

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